

C.O.P. Condominium Association  
Balance Sheet  
Period Through: 11/30/2022

**Assets**

Operating		
102 - CIT Bank-Operating	\$19,232.17	
Operating Total	<u>\$19,232.17</u>	
Reserve		
106 - CIT Bank-Reserve	\$54,849.80	
111 - CIT-8486 1.45% 09/14/23	\$6,168.40	
Reserve Total	<u>\$61,018.20</u>	
Assets Total		<u><u>\$80,250.37</u></u>

**Liabilities and Equity**

Operating Equity		
301 - Homeowners Equity	\$11,586.28	
Operating Current Year Surplus/Deficit	\$7,645.89	
Operating Equity Total	<u>\$19,232.17</u>	
Reserve Equity		
320 - Reserve-Painting	\$33,688.54	
322 - Reserve-Sprinkler	\$11,162.50	
325 - Reserve-Major Maintenance	\$15,958.15	
360 - Reserve-Interest	\$209.01	
Reserve Equity Total	<u>\$61,018.20</u>	
Liabilities & Equity Total		<u><u>\$80,250.37</u></u>

**C.O.P. Condominium Association**  
**Budget Comparison Report**  
**11/1/2022 - 11/30/2022**

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
401 - Homeowners Assessments	\$13,965.00	\$14,250.00	(\$285.00)	\$154,817.26	\$156,750.00	(\$1,932.74)	\$171,000.00
461 - Interest Operating Acct	\$3.69	\$4.00	(\$0.31)	\$37.19	\$44.00	(\$6.81)	\$48.00
<u>Total Income</u>	\$13,968.69	\$14,254.00	(\$285.31)	\$154,854.45	\$156,794.00	(\$1,939.55)	\$171,048.00
<b>Total Income</b>	\$13,968.69	\$14,254.00	(\$285.31)	\$154,854.45	\$156,794.00	(\$1,939.55)	\$171,048.00
<b>Expense</b>							
<u>Admin Expenses</u>							
503 - Accounting	\$180.00	\$180.00	\$0.00	\$1,980.00	\$1,980.00	\$0.00	\$2,160.00
504 - Legal/Collection	\$0.00	\$10.00	\$10.00	\$0.00	\$110.00	\$110.00	\$120.00
505 - Office Supplies	\$9.66	\$25.00	\$15.34	\$223.01	\$275.00	\$51.99	\$300.00
506 - Statements/Postage/Fees	\$55.65	\$47.00	(\$8.65)	\$560.10	\$517.00	(\$43.10)	\$564.00
581 - Insurance	\$1,207.00	\$1,225.00	\$18.00	\$16,175.26	\$13,475.00	(\$2,700.26)	\$14,700.00
596 - Income Tax/Tax Prep	\$0.00	\$30.00	\$30.00	\$385.00	\$330.00	(\$55.00)	\$360.00
599 - Miscellaneous Expenses	\$77.07	\$30.00	(\$47.07)	\$338.88	\$330.00	(\$8.88)	\$360.00
<u>Total Admin Expenses</u>	\$1,529.38	\$1,547.00	\$17.62	\$19,662.25	\$17,017.00	(\$2,645.25)	\$18,564.00
<u>Electric/Water/Other Utilities</u>							
512 - Water	\$2,810.38	\$4,365.00	\$1,554.62	\$44,087.27	\$48,015.00	\$3,927.73	\$52,380.00
513 - Sewer	\$1,892.88	\$2,000.00	\$107.12	\$20,816.47	\$22,000.00	\$1,183.53	\$24,000.00
514 - Electricity	\$0.00	\$25.00	\$25.00	\$275.00	\$275.00	\$0.00	\$300.00
515 - Trash Removal	\$750.00	\$750.00	\$0.00	\$8,250.00	\$8,250.00	\$0.00	\$9,000.00
<u>Total Electric/Water/Other Utilities</u>	\$5,453.26	\$7,140.00	\$1,686.74	\$73,428.74	\$78,540.00	\$5,111.26	\$85,680.00
<u>Landscaping</u>							
531 - Yard Maint (Gardener)	\$2,098.00	\$2,098.00	\$0.00	\$23,078.00	\$23,078.00	\$0.00	\$25,176.00
532 - Extra Yard Maintenance	\$2,028.00	\$40.00	(\$1,988.00)	\$2,028.00	\$440.00	(\$1,588.00)	\$480.00
533 - Grass Seed/Fertilizer	\$0.00	\$605.00	\$605.00	\$592.94	\$6,655.00	\$6,062.06	\$7,260.00
534 - Irrigation Contract	\$400.00	\$400.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$4,800.00
535 - Sprinkler Repairs	\$0.00	\$280.00	\$280.00	\$2,853.13	\$3,080.00	\$226.87	\$3,360.00
536 - Tree Maintenance	\$300.00	\$255.00	(\$45.00)	\$2,545.00	\$2,805.00	\$260.00	\$3,060.00
537 - Shrub & Tree Replacement	\$350.00	\$115.00	(\$235.00)	\$650.00	\$1,265.00	\$615.00	\$1,380.00
538 - Pest Control	\$262.50	\$297.00	\$34.50	\$3,372.50	\$3,267.00	(\$105.50)	\$3,564.00
539 - Weed Control-Grass	\$0.00	\$150.00	\$150.00	\$1,200.00	\$1,650.00	\$450.00	\$1,800.00
<u>Total Landscaping</u>	\$5,438.50	\$4,240.00	(\$1,198.50)	\$40,719.57	\$46,640.00	\$5,920.43	\$50,880.00
<u>Maintenance/Repair</u>							
544 - Repairs & Maintenance	\$0.00	\$105.00	\$105.00	\$0.00	\$1,155.00	\$1,155.00	\$1,260.00
<u>Total Maintenance/Repair</u>	\$0.00	\$105.00	\$105.00	\$0.00	\$1,155.00	\$1,155.00	\$1,260.00
<u>Reserve Allocations</u>							
720 - Painting	\$710.00	\$710.00	\$0.00	\$7,810.00	\$7,810.00	\$0.00	\$8,520.00
722 - Sprinkler	\$188.00	\$188.00	\$0.00	\$2,068.00	\$2,068.00	\$0.00	\$2,256.00
725 - Major Maintenance	\$320.00	\$320.00	\$0.00	\$3,520.00	\$3,520.00	\$0.00	\$3,840.00
<u>Total Reserve Allocations</u>	\$1,218.00	\$1,218.00	\$0.00	\$13,398.00	\$13,398.00	\$0.00	\$14,616.00
<b>Total Expense</b>	\$13,639.14	\$14,250.00	\$610.86	\$147,208.56	\$156,750.00	\$9,541.44	\$171,000.00

**C.O.P. Condominium Association  
 Budget Comparison Report  
 11/1/2022 - 11/30/2022**

	11/1/2022 - 11/30/2022			1/1/2022 - 11/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$329.55	\$4.00	\$325.55	\$7,645.89	\$44.00	\$7,601.89	\$48.00
Net Income	\$329.55	\$4.00	\$325.55	\$7,645.89	\$44.00	\$7,601.89	\$48.00

**C.O.P. Condominium Association**  
**AP Distribution Report**  
**11/1/2022 - 11/30/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
106 - CIT Bank-Reserve	11/11/2022	11/11/2022	CIT Bank - Transfer Funds		COPC-202211-0001	0	\$1,218.00
<b>Total 106 - CIT Bank-Reserve:</b>							<b>\$1,218.00</b>
320 - Reserve-Painting	11/18/2022	11/18/2022	Albrecht & Sons LLC	2nd Draw 5-6 Bldgs	20491	0	\$11,400.00
<b>Total 320 - Reserve-Painting:</b>							<b>\$11,400.00</b>
325 - Reserve-Major Maintenance	11/18/2022	11/18/2022	Albrecht & Sons LLC	Wood Replace	20537	0	\$4,350.00
	11/18/2022	11/18/2022	Albrecht & Sons LLC	Facia Replace	20538	0	\$350.00
<b>Total 325 - Reserve-Major Maintenance:</b>							<b>\$4,700.00</b>
503 - Accounting	11/18/2022	11/18/2022	Colby Mgt - Accounting		COPC-202211-0002	0	\$180.00
<b>Total 503 - Accounting:</b>							<b>\$180.00</b>
505 - Office Supplies	11/23/2022	11/23/2022	Colby Mgt - Misc Chgs	Data Storage/Financial Packet Mailing	COPC-202211-0005	0	\$9.66
<b>Total 505 - Office Supplies:</b>							<b>\$9.66</b>
506 - Statements/Postage/Fees	11/23/2022	11/23/2022	Colby Mgt - Statements	Monthly Statements	COPC-202211-0003	0	\$55.65
<b>Total 506 - Statements/Postage/Fees:</b>							<b>\$55.65</b>
512 - Water	11/23/2022	11/23/2022	Epcor Water		COPC-202210-0009	0	\$2,810.38
<b>Total 512 - Water:</b>							<b>\$2,810.38</b>
513 - Sewer	11/23/2022	11/23/2022	Epcor Water		COPC-202210-0009	0	\$1,892.88
<b>Total 513 - Sewer:</b>							<b>\$1,892.88</b>
515 - Trash Removal	11/4/2022	11/4/2022	Parks & Sons Of Sun City		COPC-202210-0007	0	\$750.00
<b>Total 515 - Trash Removal:</b>							<b>\$750.00</b>
531 - Yard Maint (Gardener)	11/23/2022	11/23/2022	Lawanda Samarripas		COPC-202211-0004	0	\$2,098.00
<b>Total 531 - Yard Maint (Gardener):</b>							<b>\$2,098.00</b>
532 - Extra Yard Maintenance	11/4/2022	11/4/2022	Lawanda Samarripas	Excessive Shrub pruning and debris removal	11022022	0	\$2,028.00
<b>Total 532 - Extra Yard Maintenance:</b>							<b>\$2,028.00</b>
534 - Irrigation Contract	11/23/2022	11/23/2022	Lawanda Samarripas		COPC-202211-0004	0	\$400.00
<b>Total 534 - Irrigation Contract:</b>							<b>\$400.00</b>
536 - Tree Maintenance	11/23/2022	11/23/2022	Gerald M. or Angela M. Phipps	Tree Removal Reimbursement	11192022	0	\$300.00
<b>Total 536 - Tree Maintenance:</b>							<b>\$300.00</b>
537 - Shrub & Tree Replacement	11/23/2022	11/23/2022	Patricia J. Sannerud	Tree Replacement Reimbursement	11192022	0	\$350.00
<b>Total 537 - Shrub &amp; Tree Replacement:</b>							<b>\$350.00</b>

**C.O.P. Condominium Association  
AP Distribution Report  
11/1/2022 - 11/30/2022**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
538 - Pest Control	11/11/2022	11/11/2022	Arrow Exterminators	10/21/22 Monthly Service	48882805	0	\$262.50
<b>Total 538 - Pest Control:</b>						<b>\$262.50</b>	
581 - Insurance	11/18/2022	11/18/2022	Community Association Underwriters		COPC-202210-0008	0	\$1,207.00
<b>Total 581 - Insurance:</b>						<b>\$1,207.00</b>	
599 - Miscellaneous Expenses	11/23/2022	11/23/2022	Kenneth D. or Sharon E. Davis	Gathering on the Green 11/15/22 Food Reimbursement	11202022	0	\$77.07
<b>Total 599 - Miscellaneous Expenses:</b>						<b>\$77.07</b>	
<b>Grand Total:</b>						<b>\$29,739.14</b>	

**C.O.P. Condominium Association  
Reserve Statement  
11/1/2022 - 11/30/2022**

<b>Account</b>	<b>11/1/2022 - 11/30/2022</b>		<b>Begin Bal</b>	<b>YTD</b>		<b>Balance</b>
	<b>Allocation</b>	<b>Disbursement</b>		<b>Allocation</b>	<b>Disbursement</b>	
320 Reserve-Painting	\$710.00	\$11,400.00	\$68,678.54	\$7,810.00	\$42,800.00	\$33,688.54
322 Reserve-Sprinkler	\$188.00	\$0.00	\$9,772.00	\$2,068.00	\$677.50	\$11,162.50
325 Reserve-Major Maintenance	\$320.00	\$4,700.00	\$24,531.48	\$3,711.67	\$12,285.00	\$15,958.15
360 Reserve-Interest	\$17.08	\$0.00	\$191.67	\$209.01	\$191.67	\$209.01
Total:	\$1,235.08	\$16,100.00	\$103,173.69	\$13,798.68	\$55,954.17	\$61,018.20